



201812120043

12/12/2018 01:50 PM Pages: 1 of 4 Fees: \$152.00
Skagit County Auditor

Document Title: Mechanics Lien

Reference Number :

Grantor(s): additional grantor names on page ___

1. Rigoberto Vivanco Becerra
- 2.

Grantee(s): additional grantee names on page ___

1. Fred Binschus
- 2.

Abbreviated legal description: full legal on page(s) ___

PTN Lts 30 & 31 Peavys Acreage BK 2

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P6799B

I, Fred Binschus, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$99.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Fred Binschus Dated 12/12/2018

MECHANIC'S LIEN

STATE OF WASHINGTON)

)

COUNTY OF SKAGIT)

)

BE IT KNOWN, that the undersigned lien claimant, Fred Binschus located at 19526 Silver Creek Dr, in Sedro Woolley located in the County of Skagit in the State of Washington with the zip code of 98284, hereby files a claim for a Mechanic's Lien against Rigoberto Vivanco Becerra located at 26795 Hoehn Rd, in Sedro Woolley located in the County of Skagit in the State of Washington in the zip code 98284, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 03/16/2017, the aforementioned Owner, did own the following described real estate property located in the County of Skagit, in the State of Washington to wit:

The property being located at 30728 Walberg Rd, in the City of Sedro Woolley, Washington 98284, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of P67998 and the legal property description as follows:

(6.4200 ac) CU F&A #559 AF#762159 1973: (BEING A PORTION OF SURVEY AF#200605110124) A PORTION OF LOTS 30 AND 31 OF PEAVEY'S ACREAGE BLOCK 2 SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE CENTER OF SECTION BEARS SOUTH 89-40-39 WEST, 2472.24 FEET; THENCE SOUTH 89-40-39 WEST, 618.06 FEET THENCE SOUTH 00-27-43 WEST, 496.49 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE THENCE NORTH 89-35-00 WEST, 179.38 FEET; THENCE SOUTH 44-14-08 WEST, 42.66 FEET TO A CURVE TO THE LEFT, WITH A RADIUS OF 250 FEET WITH A DELTA OF 17-22-27 THROUGH AN ARC LENGTH OF 75.81 FEET; THENCE SOUTH 26-51-41 WEST, 28.82 FEET TO A CURVE TO THE RIGHT, WITH A RADIUS OF 250 FEET WITH A DELTA OF 15-22-01 THROUGH AN ARC LENGTH OF 67.05 FEET; THENCE SOUTH 42-13-42 WEST, 199.59 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY MARGIN OF THE NOW HOEN ROAD THENCE CONTINUING SOUTH 42-13-42 WEST, 78 FEET MORE OR LESS TO THE INTERSECTION WITH THE LINE OF ORDINARY HIGH WATER ON THE NORTH BANK OF THE SKIOU SLOUGH AND TERMINUS OF SAID LINE. THE LIMITS OF SAID LINE BEING EITHER LENGTHENED OR SHORTENED ACCORD TO INTERSECT THE LOT BOUNDARY LINE. EXCEPT COUNTY ROAD.

On 03/16/2017, the Lien Claimant entered into a written contract with the aforementioned Owner to remodel of my house. on said Premises for the original total sum of \$35,000.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to remodel of my house. on the aforementioned Premises on 07/31/2017, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$15,000.00, thus leaving a balance due of \$20,000.00.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to remodel of my house. at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 16 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$20,000.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Washington Statutes.

Fred Binschus
19526 Silver Creek Dr
Sedro Woolley Washington 98284

(Signature)

(Date)

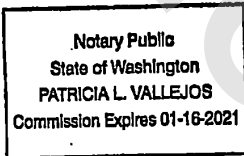
NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

The Affiant, Fred Binschus, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on December 12, 2018.

Fred Binschus
19526 Silver Creek Dr
Sedro Woolley Washington 98284



Fred Binschus
 (Signature)

12/12/2018
 (Date)

Patricia L. Vallejos
 (Notary Signature)

Patricia L. Vallejos
 (Notary Printed Name)

My commission expires on: 1/16/2021